



1813 ANDERSON HWY
Hartwell, GA



CONFIDENTIAL
OFFERING MEMORANDUM



OFFERED FOR SALE
\$1,083,000 | 6.00% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Take 5 Oil Change in Hartwell, GA. Take 5 Oil Change has a rent commencement date of 10/9/2025 for an initial ten (10) years and four (4) five (5) year options. The asset is strategically positioned along Hwy 29 (Anderson Hwy), the primary retail corridor in Hartwell, GA.



**10-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
GEORGIA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$65,000
Rent Escalation	6-10	\$71,500
1st Extension	11-15	\$78,650
2nd Extension	16-20	\$86,515
3rd Extension	21-25	\$95,167
4th Extension	26-30	\$104,683

NOI	\$65,000
CAP	6.00%
PRICE	\$1,083,000

ASSET SNAPSHOT

Tenant Name	Take 5 Oil Change
Address	1813 Anderson Hwy, Hartwell, GA 30643
Building Size (GLA)	1,500 SF
Land Size	0.63 Acres
Year Built/Renovated	2025
Signator/Guarantor	Toxaway Automotive (Franchisee - 17 Units)
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/9/2025
ROFR	10/9/2035
Remaining Term	10 Years
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	\$65,000



13,583 PEOPLE
IN 5 MILE RADIUS



\$74,625 AHHI
IN 5 MILE RADIUS



16,600 VPD
ON ANDERSON HWY



ATTRACTIVE LEASE FUNDAMENTALS

10-Year Ground Lease | 10% Rental Increases Every 5 Years, Including Options | Four (4) Five-Year Options | Zero Landlord Responsibilities | **Low Rent Provides Secure Entry Point for Investors**



MULTI-UNIT FRANCHISEE & NATIONAL BRAND

Toxaway Automotive Franchisee is a Growing Multi-Unit Operator with Ongoing Expansion Across GA | Personal Guaranty Strengthens Lease Security | Take 5 Operates 1,000+ Locations With Growth Plans to 1,600 by 2026 | ~60 Franchisees Developing Across U.S. & Canada | **Attractive Low Rent for a Nationally Recognized Operator**



POSITIONED IN DENSE RETAIL NODE

Outparcel to Home Depot and Adjacent to Walmart Supercenter (2M+ Annual Visitors) | Over 682K SF of Retail Space Within 1-Mile Radius | Surrounded by Tractor Supply Co., Belk, Ingles Markets, and Cato Fashions | **Low Rent Creates Below-Market Occupancy Cost in Prime Retail Location**



REGIONAL SERVICE DRAW

Only Drive-Through Oil Change Facility in Hartwell Trade Area | Positioned at Regional Retail Hub Anchored by Walmart & Home Depot, Drawing Customers From **20+ Miles** | Retail Node Generates Consistent, Repeat Traffic Supporting Service Demand | **Low Rent Enhances Site's Competitive Advantage**



INDUSTRY GROWTH

\$12B+ U.S. Oil Change & Quick Lube Industry | Consistent Growth Driven by Rising Vehicle Ownership | Over 276M Registered Vehicles Nationwide Driving Demand for Fast & Convenient Maintenance | **Investment Underpinned by Affordable Rent Structure**

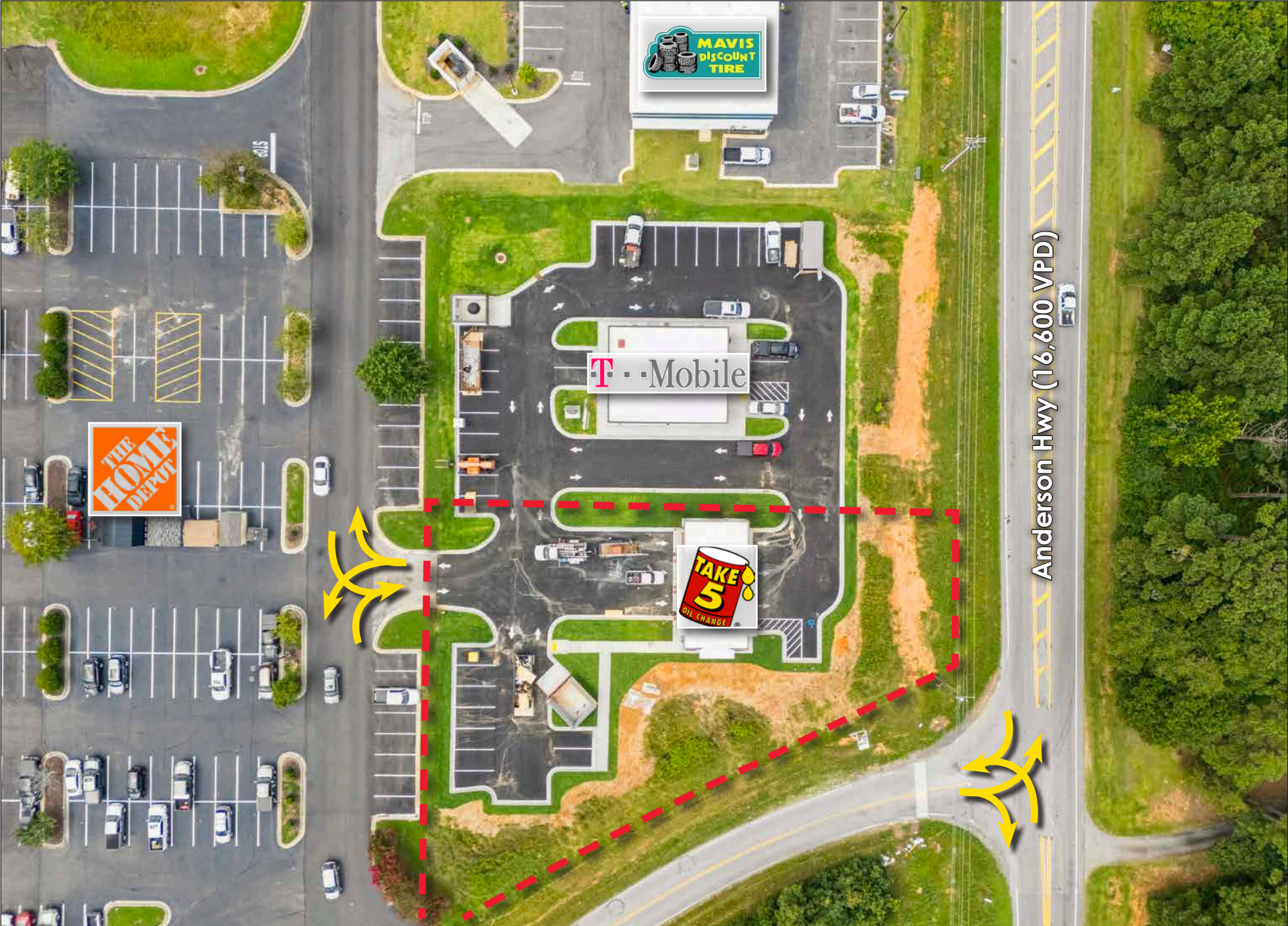


EXCELLENT GEORGIA BUSINESS CLIMATE

Ranked #1 State for Best Business Climate by Site Selection (Jan. 2025) | Projected 2025 Economic Growth of 2.4% vs. National Forecast of 1.6% | Utilities, Real Estate, and Wages Below National Averages Provide Cost Advantages | **Low Occupancy Costs Enhance Operator Stability**



SITE PLAN





belk
CATO
ingles
Goodwill

Walmart

MURPHY
USA

Little
Caesars

ALDI

Wendy's

DOLLAR GENERAL

Hampton
Inn

TSC TRACTOR
SUPPLY CO
Aaron's

ZAXBY'S

AT&T

CAPTAIN D'S

Daynight Inn

DOLLAR TREE
PIZZA
PAPA JOHN'S

THE
HOME
DEPOT

MAVIS
DISCOUNT
TIRE

T-Mobile

TAKE
5
OIL CHANGE

Anderson Hwy (16,600 VPD)



CHATTANOOGA

143 MILES
3:40 DRIVE

CHARLOTTE

133 MILES
2:35 DRIVE

GREENVILLE

46 MILES
1:05 DRIVE

ATLANTA

93 MILES
1:55 DRIVE

COLUMBIA

110 MILES
2:34 DRIVE

HARTWELL



AUGUSTA

As of 2025, Georgia continues to rank among the top states for doing business in the U.S. Thanks to its consistent pro-business policies, Georgia was named the #1 state for business climate by Site Selection Magazine and has held top rankings from Area Development Magazine for over a decade. The state offers a low corporate tax rate—planned to drop to 4.99%—no state property tax, and a stable fiscal environment with AAA credit ratings from all major agencies. This strong foundation is further supported by competitive operating costs, including affordable real estate, utilities, and labor, making Georgia attractive for both startups and established enterprises.

1 MILES

951
PEOPLE
\$60,043
AHHI
1,101
TOTAL
EMPLOYEES

3 MILES

8,507
PEOPLE
\$71,358
AHHI
4,738
TOTAL
EMPLOYEES

5 MILES

13,583
PEOPLE
\$74,625
AHHI
5,514
TOTAL
EMPLOYEES



TENANT OVERVIEW

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the "stay in your car" concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.4 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of April 2024 there are over 1,000 locations in 41 states with plans for further expansion into additional states. The company's long term goal over the next several years is to grow to more than 2,000 locations.

The Toxaway automotive group has a wide range of knowledge in the automotive business and capable of overseeing very large operations. They are "hands on" with a clear path and process to drive change on the road to success. Currently they are responsible for the site selection, construction, employee management, and business practices of Take 5 oil change franchises in the eastern part of Atlanta GA including Baldwin, Banks, Barrow, Clarke, Dekalb, Elbert, Greene, Gwinnett, Hart, Jackson, Jasper, Lincoln, Madison, Morgan, Newton, Putman, Oconee, Oglethorpe, Rockdale, Taliaferro, Walton and Wilkes counties.

TAKE 5 QUICK FACTS

Founded:	1984
Ownership:	NASDAQ: DRVN
Market Cap:	\$2.43B
# of Locations:	1000+
Headquarters:	Charlotte, NC
Guaranty:	Franchisee (17 Units)



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Exclusively Offered By



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